

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MONDAY, JULY 11, 2016

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Held from December 21, 2015</i>
File Number:	T-02-15-16	<i>Informational Meeting</i>
Case Type:	Text Amendments	
Applicant:	City Planning Commission	
Zoning District:	Citywide	
Section of Code:	120-177M; 120-202; 120-208	
Purpose:	To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type I	
Lead Agency:	Mayor's Office	

Case	2	
File Number:	T-01-16-17	<i>Informational Meeting</i>
Case Type:	Text Amendments	
Applicant:	City Planning Commission	
Zoning District:	Citywide	
Sections of Code:	Listed Below	
Purpose:	To amend the Zoning Code of the City of Rochester related to retail uses, including the elimination of the high-impact retail sales and service use category in order to comply with preempting State laws and the elimination of the full-line food store and specialty store use categories, by deleting or modifying the following regulations: Article XVIII, Additional Requirements for Specified Uses, Section 120-146.1, Retail sales and service and pawnbrokers; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-199, Nonconforming use; Article XIX, City-Wide Design Guidelines and Standards, Section 120-158 City-wide design guidelines; District-specific permitted, special permit, limited and prohibited use rules contained in Articles III (R-1), IV (R-2), V (R-3), VI (C-1), VII (C-2), VIII (C-3), IX (CCD), X (V-C), XI (M-1), XVI (U-R), and the Appendices for Planned Development District Nos. 9 Canalside Business Center, 15 Culver Road Armory, and 16 Century-Strathallan; and Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type I	
Lead Agency:	Mayor's Office	

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Case **3**
File Number: **M-01-16-17** *Withdrawn by Applicant*
Case Type: Zoning Map Amendment
Applicant: Frank Malvaso (F.M. Collision) and Harish Patel (490 Motel)
Address: 360, 370, and ~~377, 388, 396, 430, 423, and 433~~ Mt. Read Boulevard, ~~18 Riddle Street, and 19 Garland Avenue~~
Zoning District: R-1 Low Density Residential District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties at 360, 370, ~~377, 388, 396, 430, 423, and 433~~ Mt. Read Boulevard, ~~18 Riddle Street, and 19 Garland Avenue~~ from R-1 Low Density Residential District to C-3 Regional Destination Center District; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case **4** *Withdrawn by Staff*
File Number: **E-060-15-16** *Revised drawings comply with*
Case Type: Special Permit *Zoning Code regulations*
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 228 South Avenue
Zoning District: CCD-R Center City District-Riverfront District
Section of Code: 120-143A(1)(a)
Purpose: To install a wireless telecommunications facility on the rooftop of this existing building that will extend greater than 20' above the roofline; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (25)]**

Case **5** *Held from June 13, 2016*
File Number: **E-061-15-16** *Hearing*
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 853-855 Meigs Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-143A(1)(a)
Purpose: To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (25)]**

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Case **6**
File Number: **E-001-16-17**
Case Type: Special Permit
Applicant: 10 Gold Street Properties, LLC
Address: 16, 24 Gold Street and 17 Langslow Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A, 120-131, 120-173E(3)
Purpose: To develop a nine space ancillary parking lot at 16 and 24 Gold Street; to legalize a 27 space ancillary parking lot at 17 Langslow Street; and to consider an Alternative Parking Plan for six parking spaces for the proposed residential apartment building located at 1176-1188 Mt. Hope Avenue; actions requiring City Planning Commission approval.
SEQR: **Completed April 11, 2016**
Lead Agency: **Director of Planning and Zoning**

Case **7**
File Number: **E-002-16-17**
Case Type: Special Permit
Applicant: Jim DeLuca, Abundance Cooperative Market
Address: 553-557 and 561-565 South Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43D, 120-131
Purpose: To establish an 18 space ancillary parking lot in conjunction with the redevelopment of an existing parking lot that will serve the proposed 13,000+/- square foot grocery store (Abundance Cooperative Market) that will reoccupy an existing commercial building; an action requiring City Planning Commission approval.
SEQR: **Completed April 11, 2016**
Lead Agency: **Director of Planning and Zoning**

Case **8**
File Number: **E-003-16-17**
Case Type: Special Permit
Applicant: Jeffrey Benjamin, Ubiquity, Inc.
Address: 1096 Joseph Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9D
Purpose: To establish a community center in this vacant building to provide educational, recreational, athletic programs and social events for area residents; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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Case	9
File Number:	E-004-16-17
Case Type:	Special Permit
Applicant:	Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address:	552 Meigs Street
Zoning District:	R-2 Medium Density Residential District
Section of Code:	120-143A(1)(a)
Purpose:	To install a 'micro cell' wireless telecommunications facility on the rooftop of this building that is less than four stories; an action requiring City Planning Commission approval.
SEQR:	Type II [Ch. 48 (25)]

III. OTHER BUSINESS

None